

MINUTES

HOLLISTER PLANNING COMMISSION

February 26, 2009

Chairman Huboi called the meeting to order at 6:00 p.m.

VERIFICATION OF AGENDA POSTING: The meeting agenda was posted at City Hall on February 20, 2009 at 3:57 p.m. per Government Code Section 65954.2(a).

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present:	Chairman Huboi, Commissioners Scott, Ross, Torres and Alvarez
Absent:	Commissioner Alvarez
Staff Present:	Mary Paxton, Abraham Prado, David Rubcic and William Avera.

APPROVAL OF MINUTES: January 22, 2009

ACTION: Commissioner Ross made a motion to approve the minutes of January 22, 2009 as presented. Commissioner Torres seconded. Motion carried 4-0-0.

COMMUNICATIONS FROM THE PUBLIC:

Damon Felice, San Benito County Contractors, the association is being started again. The goal is to try and keep local dollars local. There are 500 licensed contractors in the County not including other professionals. Mr. Felice requested developers to use local contractors.

CONSENT CALENDAR: None

OLD BUSINESS: None

PUBLIC HEARINGS:

1. Site and Architectural Review No 2008-11 - Filed by Lotus Management/Prakash & Paresh Patel requesting approval for the construction of a 53,485 square foot, four (4) story Fairfield Inn & Suites Marriott Hotel consisting of 88 rooms/suites, lounge area, swimming pool and a porte cochere in a C-2 (General Commercial) Zoning District. Said property is located on the north side of Gateway Drive, being more specifically described as assessor's parcel number 53-41-03. CEQA Status: Mitigated Negative Declaration.

Abraham Prado provided an oral report on the development proposal.

Chairman Huboi opened the public hearing at 6:17 p.m.

Person providing testimony:

Matt Kelley, Kelley Engineering and Surveying

Having no one else present wishing to comment the public hearing was closed at 6:28 p.m.

ACTION: Commissioner Scott made a motion to approve the Mitigated Negative Declaration. Torres Seconded. Commissioner Scott made a motion to approve the Resolution PC2009-02 approving Site and Architectural Review 2008-11 as presented. Commissioner Ross seconded. Motion carried 4-0-0.

2. Tentative Map No. 2009-01 - Filed by Brigantino Enterprises requesting approval to subdivide 15.05 acre lot into 14 lots ranging in size between 6,053 square feet and 66,691 square feet with a 12.88 remainder parcel in a R-1 (Low Density Residential) Zoning District. Said property is located on Brigantino Drive; being more specifically described as Assessor's parcel No. 19-31-61. CEQA: Addendum to the Final Environmental Impact Report for the Santa Ana Road Rezoning and Annexation.

Mary Paxton, Planning Manager, provided an oral report

Chairman Huboi opened the public hearing at 6:39 p.m.

Having no one present wishing to comment the public hearing was closed at 6:40 p.m.

ACTION: Commissioner Scott made a motion to approve the Resolution PC2009-03 approving Tentative Map No. 2009-1 with conditions as presented. Commissioner Ross seconded. Motion carried 4-0-0. Commissioner Scott made a motion that the previous EIR is adequate. Commissioner Ross seconded. Motion carried 4-0-0.

NEW BUSINESS: None

OLD BUSINESS:

1. Status of Amendment to the Zoning Ordinance

Mary Paxton provided a report on the amendments to the zoning ordinance for lot coverage, parking for multi family housing, on and off site alcohol sales, accessory second units to allow an exception for some lot sizes in between 7,000 and 8,000 square feet. Vehicles parking on front yard, correction on religious assembly to make it a conditional use permit and temporary banner regulations.

PLANNING DEPARTMENT REPORTS: None

CITY ATTORNEY REPORT: None

PLANNING COMMISSION REPORTS:

Chairman Huboi wanted the community to know about the Relay for Life. If anyone is interested in volunteering contact Geri Johnson at 636-4304. In addition, the Homeless Task Force is looking for board members. Contact Randy Brown at 524-1096

Mary Paxton also wanted to inform the commission and the public that the allocation applications are being accepted until the end of March 2009. Call Planning Staff at 636-4360 if there are any questions

ADJOURNMENT:

ACTION: Commissioner Torres made a motion to adjourn the meeting at 7:24 p.m. Commissioner Ross seconded. Motion carried 4-0-0.
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Chairman of the Planning Commission
of the City of Hollister

ATTEST:

William B. Avera, Secretary